



Appeal Decision

Site visit made on 22 August 2023

by Luke Simpson BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 August 2023

Appeal Ref: APP/L2630/W/23/3314270

New Cranes Farm Greenways, Newton Flotman, Norwich NR15 1QJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Hudson against the decision of South Norfolk District Council.
- The application Ref 2022/0197, dated 20 January 2022, was refused by notice dated 8 July 2022.
- The development proposed is described on the planning application form as 'Retrospective application for replacement agricultural buildings and hard standing.'

Decision

1. The appeal is allowed and planning permission is granted for 'retrospective application for replacement agricultural buildings and hard standing' at New Cranes Farm Greenways, Norwich, NR15 1QJ in accordance with the terms of the application, Ref 2022/0197, dated 20 January 2022, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 3471-00-001, 3471-00-002-B, PLS-NP-TS-AD-00, D53647-001, D53647B-001, PLS-NP-BS-FD-00 Rev 00.
 - 2) Within 6 months of the date of this permission, an application shall be made for approval by the local planning authority in writing of the following details:

-Details of material and/or paint specification for the eaves, bargeboards, soffits and external walls of Building 3 as identified on approved plan reference 3471-00-002-B.

The development shall be carried out in accordance with the approved details within 6 months of the date of any such approval in writing from the local planning authority and shall be retained as such thereafter.
 - 3) Within 6 months of the date of this permission, details of soft landscaping including a timescale for its implementation, shall be submitted to and approved in writing by the local planning authority. The planting shall thereafter be carried out in accordance with the approved timetable and details and retained as such thereafter.

Preliminary Matters

2. The appellant sought permission for the development retrospectively and this appeal is considered on that basis. The Council's reason for refusal relates specifically to 'Building 3' as indicated on the submitted plans. Indeed, since the Council refused planning permission it has granted planning permission

under reference 2022/1384 for Buildings 1 and 2 and the hard standing. As such, this appeal focuses on the effect of Building 3.

3. The appellant has amended the Site Plan through submission of a new plan referenced 3471-00-002-B. This is because there was a discrepancy between the roof pattern shown on the site plan for Building 3 and that shown on the other plans. However, this is a minor discrepancy and I do not consider that the change fundamentally alters the proposal. Furthermore, the development is already in situ. As such, I have accepted the amendments and no party has been prejudiced in this regard.

Main Issue

4. The main issue is the effect of Building 3 on the character and appearance of the area.

Reasons

5. The appeal site comprises three agricultural buildings which have recently been constructed to replace the previously existing buildings. The area immediately surrounding the buildings consists of the associated dwelling at New Cranes Farm, four neighbouring dwellings to the south, existing tree planting to the north-west and open agricultural fields to the north-east. As a result of the open nature of the north-eastern boundary, Building 3 is relatively prominent in views on approach along Greenways.
6. Notwithstanding the prominence of the building - which has an increased maximum ridge height compared to the former building - it is of a relatively traditional agricultural appearance. This appearance could be improved through appropriate treatment to the walls, which currently appear to be constructed of untreated breeze blocks. Furthermore, the visual impact of the development could be reduced through additional planting along the north-western boundary. Indeed, boundary planting within the surrounding area is a common feature, in many cases there are tall trees present, including to the south east of the appeal site.
7. I note that the Council has referred to the South Norfolk Place-Making Guide Supplementary Planning Document September 2012 which categorises the landscape as Wymondham Settled Plateau Farmland. This recommends preserving the flat nature of the plateau through avoiding intrusive features. However, given the prevailing agricultural character of Building 3 and taking into account the use of conditions to control building materials and secure additional planting, I do not consider that the development would be intrusive within the wider landscape setting. The impact is further mitigated by the location of Building 3 within an existing group of buildings.
8. The development would not be harmful to the character and appearance of the area, subject to appropriate conditions. As such, it complies with Policies 1 and 2 of the Joint Core Strategy and Policies DM1.4, DM2.7, DM3.8 and DM4.5 of the South Norfolk Local Plan Development Management Policies Document 2015. These policies collectively seek to ensure that development is in keeping with local character and that it does not adversely impact upon landscape character.

Conditions

9. I have considered the Council's suggested conditions in light of advice contained in the Planning Practice Guidance and the tests within the Framework. As a result, I have amended some of the conditions so that they are enforceable, precise, relevant, necessary and reasonable in all other respects.
10. The Council did not include a condition identifying the approved plans. However, in the interest of certainty and to allow for the prospect of any variation of the planning permission in the future, I have imposed a plans condition.
11. The Council recommended two conditions pertaining to the materials of Building 3. However, I consider that greater control is required over exactly which materials or paint are used. As such, the appellant must seek approval of such from the Council within a period of 6 months of this decision and carry out the development in accordance with the approved details within 6 months of any approval received. This condition is necessary in the interest of preserving the character and appearance of the surrounding area.
12. Details of soft landscaping should be submitted to the Council for approval in writing. Whilst the Council's suggested condition refers to hedgerow planting, in this instance it might be beneficial to include tree planting. Furthermore, the precise location and detail of such planting should be ascertained and controlled in the interest of character and appearance.

Conclusion

13. The development accords with the development plan taken as a whole. There are no material considerations which indicate a decision other than in accordance with it. As such, the appeal is allowed.

Luke Simpson

INSPECTOR